

July 30, 2014

**Linnton Plywood Association  
Estimated Current "Net Proceeds" Analysis**

<u>Full Purchase Price</u>		\$5,750,000*
Less Credit to Buyer for Deposits Paid (through Buyer's estimated December 2014 closing date)	-\$334,665	
Less Credit to Buyer for 3 Years of Real Property Taxes Paid	-\$463,967 (est)	
Balance of Purchase Price Due at Closing		\$4,951,368
<u>Seller's Payment Obligations at Closing</u>		
- Attorney Fees Trust Deed Liens	\$800,000 (est)	
- The Weiss Judgment Lien	\$3,139,045	
- Real Property Taxes	\$550,077 (est)	
- Trade Creditor (Attorney Fees)	\$50,000 (est)	
- Realtor Commission	\$60,000	
- Closing Costs	\$50,000 (est)	
<u>Less Total Seller Obligations</u>		\$4,649,122
Plus Net Seller Proceeds Out of Closing	\$302,246	
Plus Seller Cash on Hand	\$200,000 (est)	
<u>Seller's Estimated "Net Proceeds"</u>		\$502,246*

\*Subject to a \$250,000 discount to Buyer per PSA (Section 2(e)), if purchase price paid in full at closing